

Landowner-Specific Narrative Summary
Charles T. Moore Trust

To date, ATXI has been unsuccessful in obtaining an easement from the Charles T. Moore Trust (the Moore Trust). The Moore Trust owns two contiguous parcels, totaling approximately 283 acres located along the Pana to Mt. Zion segment of the Project. The single parcel at issue has been designated internally as A_ILRP_PZ_MA_449_ROW and, for reference, spans both sides of County Road 49. As summarized on ATXI Exhibit 2.1, ATXI has contacted, or attempted to contact the Moore Trust, by and through its trustee, Busey Bank, to acquire an easement on approximately 13 occasions. These include 5 phone calls, 3 voicemails, 2 letters and 3 in-person visits.

In sum, ATXI has had productive discussions with representatives of Busey Bank, as trustee of and for the Moore Trust. ATXI is unaware of any open issues; it does not believe either compensation or language to be contested. As of July 22, 2014, the trustee represented to ATXI that the farm manager of the parcel in question had consented to the terms of ATXI's offer and that the trustee was in the process of contacting the Moore Trust beneficiaries in order to request that said beneficiaries execute the necessary documents. To date, ATXI has not received the executed documents or an update from the trustee regarding the same.

Given the pace of negotiations, ATXI questions whether it will be able to reach a resolution of this matter in the time frame supportive of this line segment's in-service date. ATXI therefore, requests eminent domain authority over this parcel. ATXI deferred this parcel from the Macon County filing (Docket 14-0522) in order to afford the landowners addition time, but has not received the executed documents in the interim.

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 5/22/2014 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☒
11. Complete Construction Questionnaire, including name of tenant, if applicable ☐
12. Provide EMF brochure, if requested ☒
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Houston Munson Jr ☒
Houston Munson Jr

Macon County, IL

SE1/4 of Section 36, Township 15 N, Range 2 E, Macon County, Illinois

Tax ID: 16-36-400-001

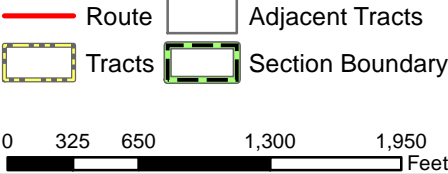


Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



Charles T. Moore Trust

Tract No.:A_ILRP_PZ_MA_449

Date: 7/25/2014

EXHIBIT 1

A 10.219 ACRE TRACT OF LAND SITUATED IN SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 15 NORTH, RANGE 2 EAST, THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 15 NORTH, RANGE 3 EAST OF THE 3RD PRINCIPAL MERIDIAN, MACON COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED AS TRACT NO. 1 AND TRACT NO. 2 IN DEED TO W.I. MOORE, TRUSTEE UNDER THE WILL OF CHARLES T. MOORE, RECORDED IN BOOK 883, PAGE 477 OF THE DEED RECORDS OF MACON COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4;

THENCE SOUTH 89 DEGREES 57 MINUTES 06 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, PASSING THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 AT A DISTANCE OF 1,959.19 FEET AND CONTINUING ALONG THE NORTH LINE OF SAID WEST 1/2, A TOTAL DISTANCE OF 3,230.80 FEET TO THE NORTHEAST CORNER OF SAID WEST 1/2;

THENCE SOUTH 02 DEGREES 02 MINUTES 51 SECONDS EAST, ALONG THE EAST LINE OF SAID WEST 1/2, A DISTANCE OF 73.50 FEET TO A POINT FOR CORNER;

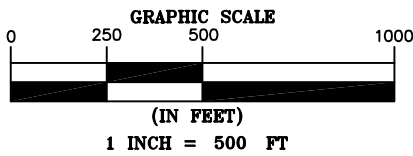
THENCE NORTH 89 DEGREES 57 MINUTES 49 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 3,280.04 FEET TO A POINT FOR CORNER;

THENCE NORTH 87 DEGREES 37 MINUTES 48 SECONDS WEST, A DISTANCE OF 2,614.98 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 36;

THENCE NORTH 00 DEGREES 35 MINUTES 54 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 79.42 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 36;

THENCE SOUTH 87 DEGREES 33 MINUTES 29 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 36, A DISTANCE OF 2,662.60 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 445,149 SQUARE FEET OR 10.219 ACRES OF LAND, MORE OR LESS.

EXHIBIT 1

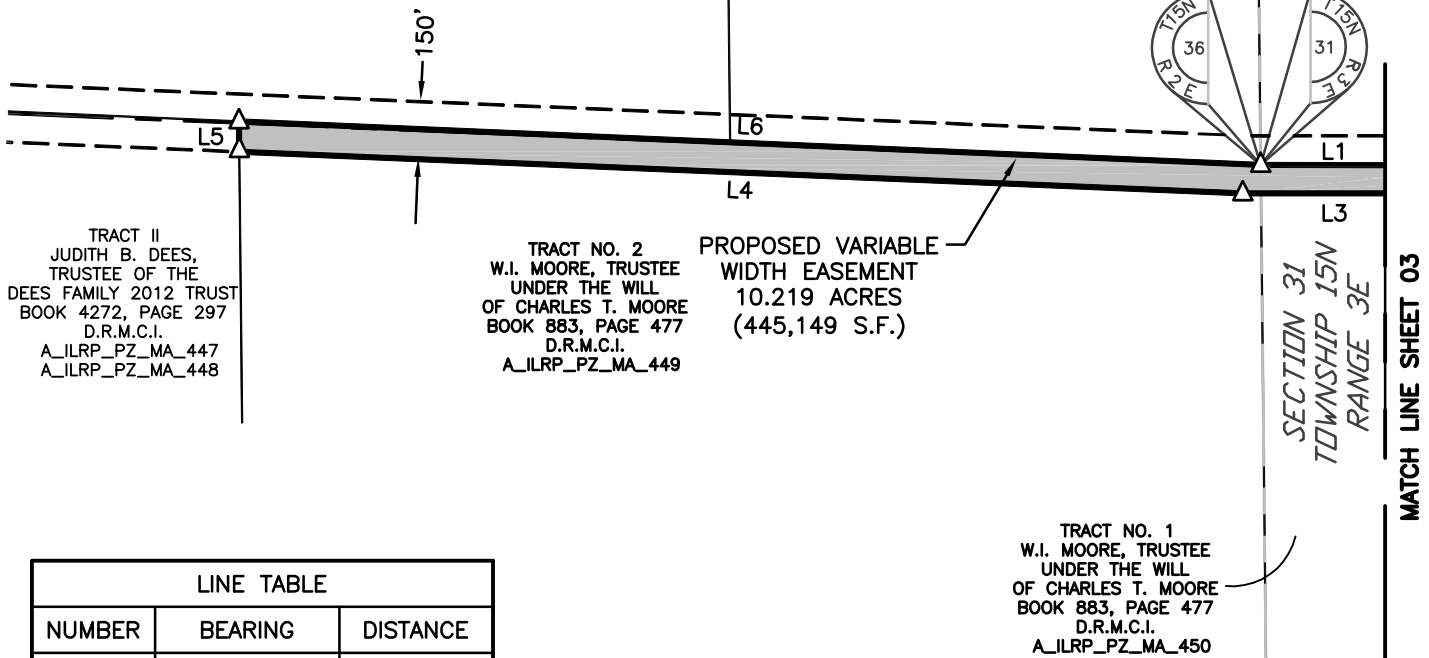


SECTION 36
TOWNSHIP 15N
RANGE 2E

TRACT I
JUDITH B. DEES,
TRUSTEE OF THE
DEES FAMILY 2012 TRUST
BOOK 4272, PAGE 297
D.R.M.C.I.
A_ILRP_PZ_MA_446

JUDITH B. DEES,
TRUSTEE OF THE
PAUL W. DEES TRUST
BOOK 3986, PAGE 32
BOOK 2307, PAGE 665
D.R.M.C.I.
A_ILRP_PZ_MA_446

CHYNOWETH FARMS, LLC
BOOK 3901, PAGE 996
D.R.M.C.I.
A_ILRP_PZ_MA_451



LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S89°57'06"E	3230.80
L2	S02°02'51"E	73.50
L3	N89°57'49"W	3280.04
L4	N87°37'48"W	2614.98
L5	N00°35'54"W	79.42
L6	S87°33'29"E	2662.60

LEGEND

- D.R.M.C.I. DEED RECORDS
MACON COUNTY, ILLINOIS
- P.O.B. POINT OF BEGINNING
△ CALCULATED POINT
- SECTION LINE (APPROXIMATE)
- PROPERTY LINE (APPROXIMATE)
- PROPOSED EASEMENT CENTERLINE
- PROPOSED EASEMENT

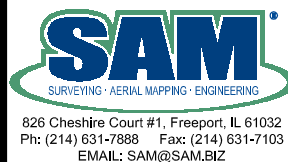
NOTES:

- ALL INFORMATION SHOWN HEREON IS FOR PRELIMINARY PURPOSES ONLY.
- BOUNDARY LINES SHOWN HEREON ARE CALCULATED FROM BOTH RECORD INFORMATION AND PRELIMINARY ON THE GROUND SURVEY INFORMATION. FINAL EASEMENT DOCUMENTATION WILL BE PROVIDED UPON COMPLETION OF THE FINAL SURVEY.
- SURVEYING AND MAPPING ACCEPTS NO LIABILITY WITH RESPECT TO THE ACCURACY OF THE RECORD INFORMATION PROVIDED BY OTHERS.

STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006475

SHEET 02 OF 03

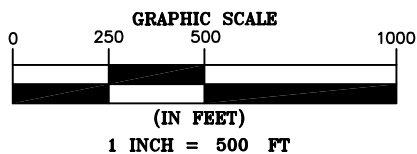
PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 07/10/2014
SCALE: 1" = 500'
TRACT ID: A_ILRP_PZ_MA_449
DRAWN BY: TJC



PURCHASE OPTION EXHIBIT
150' TRANSMISSION LINE EASEMENT
PANA TO MT. ZION
SECTION 36, TOWNSHIP 15 NORTH, RANGE 2 EAST
SECTION 31, TOWNSHIP 15 NORTH, RANGE 3 EAST
OF THE 3RD PRINCIPAL MERIDIAN
MACON COUNTY, ILLINOIS

A_ILRP_PZ_MA_449_POE_R1.DWG

EXHIBIT 1



MATCH LINE SHEET 02

CHYNOWETH FARMS, LLC
BOOK 3901, PAGE 996
D.R.M.C.I.
A_ILRP_PZ_MA_451

150'

L1

L3

PROPOSED VARIABLE
WIDTH EASEMENT
10.219 ACRES
(445,149 S.F.)

SECTION 31
TOWNSHIP 15N
RANGE 3E

MARGARET McKENRICK,
LINDA ANN BOYD AND
BARBARA SHARON BOWEN,
CO-TRUSTEES OF THE
TRUST UNDER THE LAST
WILL AND TESTAMENT OF
MYRTA E. McCALEB AND
THE TRUST UNDER THE
LAST WILL AND TESTAMENT
OF CADDIE N. HOEWING
BOOK 4329, PAGE 753
D.R.M.C.I.
A_ILRP_PZ_MA_452

RICHARD A. STEELE AND
GWENDOLYN ANN STEELE
BOOK 3879, PAGE 17
D.R.M.C.I.
A_ILRP_PZ_MA_453
A_ILRP_PZ_MA_456

TRACT NO. 1
W.I. MOORE, TRUSTEE
UNDER THE WILL
OF CHARLES T. MOORE
BOOK 883, PAGE 477
D.R.M.C.I.
A_ILRP_PZ_MA_450

RICHARD A. STEELE
BOOK 3386, PAGE 507
D.R.M.C.I.
A_ILRP_PZ_MA_454

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S89°57'06"E	3230.80
L2	S02°02'51"E	73.50
L3	N89°57'49"W	3280.04
L4	N87°37'48"W	2614.98
L5	N00°35'54"W	79.42
L6	S87°33'29"E	2662.60

LEGEND

D.R.M.C.I.



DEED RECORDS
MACON COUNTY, ILLINOIS
CALCULATED POINT

- — — — — SECTION LINE (APPROXIMATE)
- — — — — PROPERTY LINE (APPROXIMATE)
- — — — — PROPOSED EASEMENT CENTERLINE
- — — — — PROPOSED EASEMENT

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SHEET 03 OF 03

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